



## Linn Engineering, Inc.

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434 • FAX 740-452-5198

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

### Offinger - Plat 20

Situated in the State of Ohio, County of Muskingum, Township of Falls and bounded and described as follows:

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Being a part of lands now owned by Sarel Offinger (DR 1101-113) and being more particularly bounded and described as follows:

Beginning for reference at an iron pipe found on the northeast corner of Lot 3 of Edmund Brush Subdivision as designated and delineated on Muskingum County Plat Book 1, Page 208; thence along the south line of lands now owned by Zanesville Board of Education (DR 876-193) South 60 degrees 46 minutes 36 seconds West for a distance of 203.88 feet to an iron pin to be set after construction and the principal place of beginning;

thence through lands now owned by Sarel Offinger (DR 1101-113) the following six courses:

- 1) South 05 degrees 13 minutes 01 seconds East for a distance of 61.71 feet to a point;
- 2) South 36 degrees 05 minutes 58 seconds East for a distance of 69.98 feet to a point;
- 3) South 17 degrees 16 minutes 32 seconds West for a distance of 87.83 feet to a point;
- 4) South 04 degrees 28 minutes 55 seconds West for a distance of 59.24 feet to a point;
- 5) South 23 degrees 32 minutes 44 seconds East for a distance of 109.96 feet to a point;
- 6) South 28 degrees 46 minutes 53 seconds East for a distance of 158.48 feet to an iron pin to be set after construction on the north line of lands now owned by Beitzel Family Limited Partnership (DR 1125-794);

thence along said Beitzel Family Limited Partnership's north line South 81 degrees 25 minutes 38 seconds West for a distance of 106.56 feet to an iron pin to be set after construction on the east line of lands now owned by City of Zanesville (DR 1093-337);

thence along said City of Zanesville's east line the following four courses:

- 1) North 28 degrees 38 minutes 22 seconds West for a distance of 66.32 feet to an iron pin to be set after construction;
- 2) North 48 degrees 51 minutes 09 seconds East for a distance of 9.24 feet to an iron pin to be set after construction;
- 3) North 41 degrees 08 minutes 51 seconds West for a distance of 41.66 feet to an iron pin to be set after construction;
- 4) North 09 degrees 27 minutes 43 seconds West for a distance of 242.71 feet to a point on the south line of lands now owned by L. Vandenberg (DR 1093-337);

thence along said Vandenberg's south line North 17 degrees 25 minutes 05 seconds East for a distance of 65.87 feet to an iron pin to be set after construction on the southeast corner of lands now owned by N. and A. Sheets (DR 1129-539);

thence along said Sheets' east line North 20 degrees 33 minutes 06 seconds West for a distance of 48.85 feet to an iron pin found on the southeast corner of lands now owned by C. Gossman and S. Lowe (DR 1157-87);

thence along said Gossman and Lowe's east line North 13 degrees 10 minutes 23 seconds West for a distance of 36.40 feet to an iron pin to be set after construction on the south line of lands now owned by Beitzel Family Limited Partnership (DR 1125-794);

thence along said Beitzels' south line North 60 degrees 46 minutes 36 seconds East for a distance of 76.62 feet, passing an iron pin to be set after construction at 49.00 feet, to the principal place of beginning;

containing 0.98 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on NAD 83, South Zone, Ohio State Plane Coordinate System, as per GPS Observations of Muskingum County GPS Monuments.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

This description is written from a survey completed on May 8, 2003 by Jack D. Newcome, Reg. No. 7321.

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\_\_\_\_\_  
Jack D. Newcome Date  
Reg. No. 7321

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
9-22-2003

Parcel No.

Part of: 17-17-79-01-15-000 (0.98 ac.)

**LEGEND**

- Iron Pin to be set after construction.
- Iron Pin Found
- Pipe Found

**SITUATED IN**

The State of Ohio, County of Muskingum Township of Falls, and being a part of Lot 3 of Edmund Brush's Subdivision.

Lot 2

Eden Group Ltd.  
c/o Trent Ankrum  
DR 1088-156

City of Zanesville  
Falls Township

Zanesville Board of Education  
DR 876-193  
Tract One

City of Zanesville  
Falls Township  
A. Rizzi  
DR 1129-470

William H. Barker, Trustee  
OR 1654-320

CENTERLINE  
JOE'S RUN

Iron Pipe Found at the  
Northeast Corner of Lot No. 3  
of the Edmund Brush Subdivision.  
Plat Book 1, Page 208.

Beitzel Family  
Limited Partnership  
DR 1125-794

C. Gossman & S. Lowe  
DR 1157-87

M. & A. Sheeds  
DR 1129-539

L. Vandenberg  
DR 1093-337

Sarel Offinger  
DR 1101-113  
±0.98 Acres

Beitzel Family  
Limited Partnership  
DR 1125-794

**LINE TABLE**

- L1= N48°51'09"E 9.24'
- L2= N41°08'51"W 41.66'

**REFERENCES**

- DR 1125-794
- DR 1101-112
- DR 876-193
- DR 1157-87
- DR 1129-539
- DR 1093-337
- DR 249-367
- Plat Book 1, Page 208

DESCRIPTION APPROVED  
FOR ALIENATION TRANSFER  
BY *[Signature]*  
9-22-2003

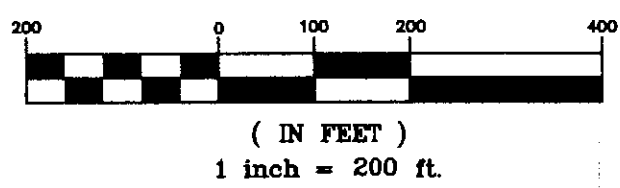
**PARCEL NO.**

Part of: 17-17-79-01-15-000 (±0.98 ac.)

**BASIS OF BEARING**

Bearings are based on NAD 83, South Zone,  
Ohio State Plane Coordinate System, as per GPS  
Observations of Muskingum County GPS Monuments.

**GRAPHIC SCALE**



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Jack G. [Signature]  
Reg. [Signature] No. 7321

Project No.: MYPD-368

PLAT 20



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